



STEPHENSON BROWNE

## Pikemere Road, Alsager

ST7 2SB



**£650,000**

## DESCRIPTION

NO ONWARD CHAIN! Welcome to Fieldsway, Pikemere Road - an individual and substantial, four bedroom detached family home sitting on a fantastic plot, located on one of Alsager's most desired residential areas.

Upon entry is the spacious hallway giving access to the generous lounge and the exemplary kitchen/diner/family room, enjoying two sets of French doors opening to the garden making it the real 'heart of the home'. In addition, you will find a separate utility giving access into the double garage, as well as a dining room, with ample space for entertaining guests, or simply relaxing with family.

The first floor is home to four double bedrooms, two of which possess fitted wardrobes and en-suites, and a spacious five piece bathroom suite. The principal suite having a Juliet balcony with double doors overlooking the rear garden.

Externally, the property hosts a brick paved driveway to suit multiple cars, along with a double garage. The Southerly facing rear garden is unmatched, maintaining a lawn spanning the width of the property, as well as paving, ideal for seating or garden furniture. The property is surrounded by high level shrubs, giving you privacy, whilst cleverly not impacting the natural lighting the



internal aspect of the home enjoys!

Set within a location offering the perfect combination of quietness and convenience for you and your loved ones, it is not one to be missed. Early viewings come highly recommended to appreciate this wonderful home - call Stephenson Browne today to arrange yours!



# ROOM DESCRIPTIONS

## Entrance Hall

Wood panelled entrance door having glazed insets. Single panel radiator. Understairs storage cupboard.

## Dining Room

13'7" x 11'9"

Single panel radiator. Double glazed window to the front elevation.

## Kitchen Diner

### Kitchen Area

14'10" x 14'9"

Range of wall, base and drawer units with granite work surfaces over incorporating a stainless steel dual sink unit with mixer tap. Integrated double Neff oven with five ring gas hob and extractor canopy over. Integrated fridge. Double panel radiator.

### Dining Area

19'7" x 8'10"

Two double glazed pairs of French doors opening to the rear garden. Double panel radiator. TV aerial point. Telephone point. Double doors into:-



## Lounge

15'1" x 17'7"

Double glazed French doors opening to the rear garden. Two single panel radiators. Feature brick fireplace having fitted gas fire.

## Utility Room

8'9" x 8'3"

Range of wall, base and drawer units with granite work surfaces over incorporating a stainless steel single sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Integrated fridge freezer. Double glazed frosted window to the side elevation. Wood panelled stable door having glazed frosted inset opening to the side.



## Downstairs WC

4'4" x 6'5"

Wood panelled entrance door having glazed insets. Single panel radiator. Understairs storage cupboard.



### **Galleried Landing**

Vaulted ceiling. Doors to all rooms. Double panel radiator. Storage cupboard having shelving.

### **Principal Bedroom**

24'3" x 11'6"

Double glazed French doors opening onto a Juliet balcony with double glazed windows to either side. Two single panel radiators. A range of fitted wardrobes having hanging rails, shelving and drawers. Door into:-



### **En-Suite**

11'8" x 6'8"

A four piece suite comprising a low level WC, vanity wash hand basin with mixer tap and storage below, a sunken bath with mixer tap and a corner shower cubicle with shower over. Single panel radiator. Double glazed frosted window to the front elevation.

### **Bedroom Two**

16'10" x 11'6"

Double glazed windows to the rear elevation. Single panel radiator. A range of fitted wardrobes having hanging rails, shelving and drawers. Double doors into:-

### **En-Suite**

5'6" max x 7'0" max

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a corner shower cubicle with shower over. Heated towel rail.



### **Bedroom Three**

13'8" x 11'9"

Double glazed window to the front elevation. Single panel radiator.

### **Bedroom Four**

11'11" x 9'0"

Double glazed window to the rear elevation. Single panel radiator.



### **Family Bathroom**

8'3" x 8'5"

A five piece suite comprising a low level WC, bidet, vanity wash hand basin with mixer tap and storage below, a panelled corner bath with mixer tap and a double shower cubicle with shower over. Double glazed frosted window to the front elevation. Single panel radiator.



### **Double Garage**

14'1" ext to 17'1" x 15'6" (min 8'4")

Up and over door to the front. Access door from the utility room. Powe and lighting. Wall mounted gas central heating boiler.

### **Externally**

The property is approached by a block paved driveway providing ample off road parking and leading to an integral double garage. Decorative borders housing a variety of trees, shrubs and plants. Access gates from both sides of the property leading to the rear garden. The rear is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. A paved patio area provides ample space for garden furniture and outside entertaining. Fenced boundaries. Garden shed.

### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Council Tax Band**

The council tax band for this property is F.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.









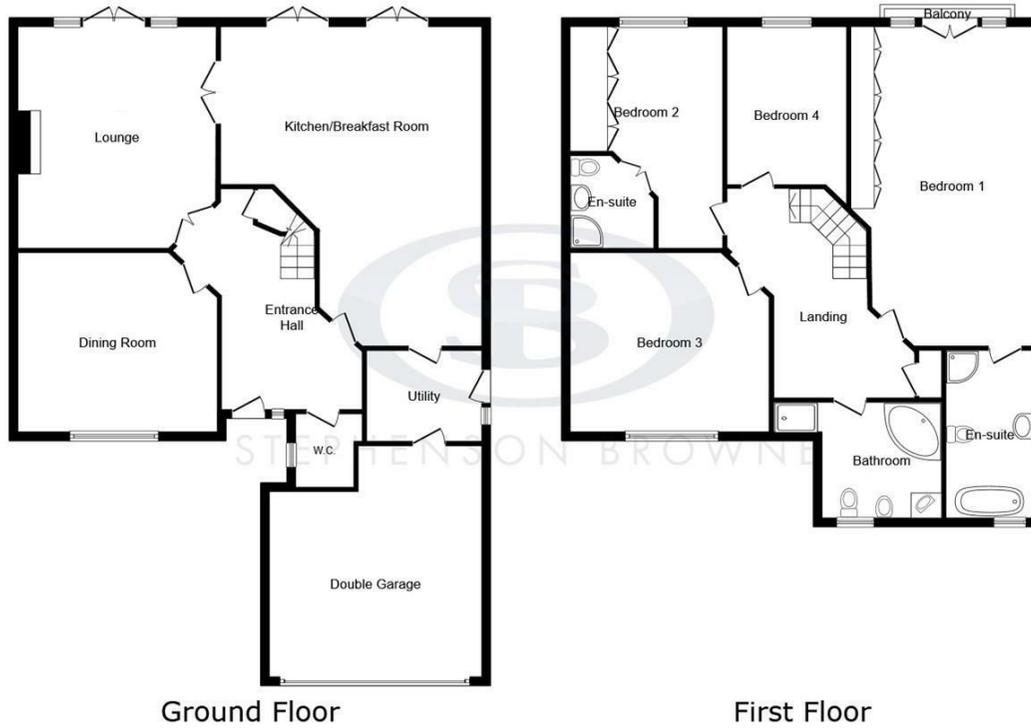
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## **Viewing**

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

Pikemere Road



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	<b>England &amp; Wales</b>
		80	EU Directive 2002/91/EC

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